
From: [REDACTED]
Sent: 24/01/2024 2:23:43 PM
To: DA Submission Mailbox
Subject: TRIMMED Re Submission Acknowledgment
Attachments: 26 Vista Avenue - Updated submission for DA2023-0720 - Swindley & McKenzie 23.01.24.docx;

Hi the submission didn't allow me to add photos... hereby I attach whole document showing all photos for information
Kind regards
Michele

On 24 Jan 2024, at 2 09 pm, DASUB@northernbeaches.nsw.gov.au wrote:

24/01/2024

MR Giles Swindley
26 / 26 Vista Avenue AVE
Balgowlah Heights NSW 2093

RE: DA2023/0720 - 0 Vista Avenue BALGOWLAH HEIGHTS NSW 2093

Dear Sir/Madam,

Thank you for your submission in respect of the above-mentioned property. Please be reminded that under provision of the Government Information Public Access Act, all submissions will be posted on Council's Website against the application.

The matters that you have raised will be noted and taken into consideration in the assessment of the proposal process. However, please note as previously stated in the notification letter, Council will not enter into correspondence in respect of any submission due to the large number of submissions Council receives annually.

Should you wish to monitor the progress of this development application, please feel free to visit the Planning and Development section of Council's Website at www.northernbeaches.nsw.gov.au .

We thank you for your submission and should you have any queries, please do not hesitate to contact Council on 1300 434 434.

Yours faithfully

Northern Beaches Council

For your reference please find below a copy of your submission:

Date: 23 January 2024

Subject Notice of Proposed Development Amended Plans (Dated 19 December 2023)

Application No DA2023/0720

Proposal: Alterations and additions to recreation Facility Outdoors

26 Vista Avenue, Balgowlah Heights, NSW 2093

We refer to the amended plans for the proposed development application and our previous submissions dated 5th July 2023 and 16th October 2023

We have reviewed the amended plans and have the following comments

Number and position of lights

The position and orientation of the proposed lights is different across various documents in the amended submission. In the amended DA Application Planning Report, Dec 2023 produced by Du Plessis, the Shine On Obtrusive Light Report includes two drawing of the 12 light locations. Below are extracts from the two Shine On drawings (both with same drawing number SO 01, Revision B) (Unable to attach to submission - see submitted plans)

The lights/pole locations are two on the eastern boundary fence (adjacent to Vista Avenue), two on the southern boundary fence (adjacent to the access path), two on the western boundary fence (adjacent to the club house) and two on the northern boundary fence.

We were pleased to see the lights on the northern and southern boundary fences as these would shine less into our property and our new first floor bedrooms and reduce glare.

However, on further review of documents (Master Drawing Set by Du Plessis), the lights are shown in different locations Their Site Plan drawing, Revision D dated 11.12.23 shows lights in a different location as shown below. (Unable to attach plan see submitted plans)

It is unclear which drawings are the latest and/or correct versions. If the DA Application has been updated, it follows that the drawings contained in the DA Application are updated also. These details need to be clarified. For clarity, if drawings are no longer relevant, they should be marked as 'Superseded'

Also of note, the survey levels indicate the level of the tennis courts to be approx

RL 63.00. The proposed light poles are 8m tall, therefore the RL of the light fittings will be approx. RL 71.00 (63m + 8m). The site plans show the RL of the light fittings as RL:70.00.

Playing times

We note that the proposed playing times have been reduced to 9pm across the week, with automatic cut-off at 9pm. We also note the limitation of 12 players and no coaching on weekends. Whilst we appreciate the changes, we believe that the playing time on Sunday evening should stop at 8pm rather than 9pm to ensure at least one evening of respite.

Parking

Whilst a parking survey has been undertaken, it should be noted from the photographs in the survey that boats, boat trailers and caravans are regularly parked along Vista Avenue for extended durations. This represents a significant safety hazard and inhibits car parking considerably outside the tennis club and at the busy junction of Dobroyd Road. On many occasion the space in front of the emergency gates to the tennis courts is blocked. Council should implement parking restrictions/limits to deter long-term parking of boats, trailers and caravans specifically in these locations. Restricted parking signage and painted lines along Vista Avenue and at the emergency access would clearly address this issue.

Screening

Visual amenity is an important issue. Our concerns regarding proposed screens and trees along the Vista Avenue elevation raised in our previous submission dated 5th July 2023 do not appear to have been addressed. We would appreciate clarification of these issues by Council.

Further, we do not believe that the use of green coloured mesh screening would be visually acceptable. If this were to be the proposed solution along the Vista Avenue fence line, we would rather there was no mesh screening at all and extra planting be provided.

In summary, we do NOT support the amended development application in its current form unless the conditions raised above are satisfactorily addressed.

Should you have any questions, please feel free to contact us.
Your sincerely

Giles Swindley and Michele McKenzie
23 January 2024

I will forward an email to Council with drawing attached for reference.

Please consider the environment before printing this email. This email and any materials contained or attached to it ("Contents") may contain confidential information. If you are not the intended recipient contact the sender immediately, delete the communication from your system and destroy any copies. The contents may also be subject to copyright. Any unauthorised copying, disclosure or distribution of the contents is strictly prohibited. Northern Beaches Council makes no implied or express warranty that the integrity of this communication has been maintained. The contents may contain errors, computer viruses or have been subject to interference in transmission. Northern Beaches Council. [Northern Beaches Council](#)

Date: 23 January 2024

Subject: Notice of Proposed Development – Amended Plans (Dated 19 December 2023)

Application No: DA2023/0720

Proposal: Alterations and additions to recreation Facility Outdoors

26 Vista Avenue, Balgowlah Heights, NSW 2093

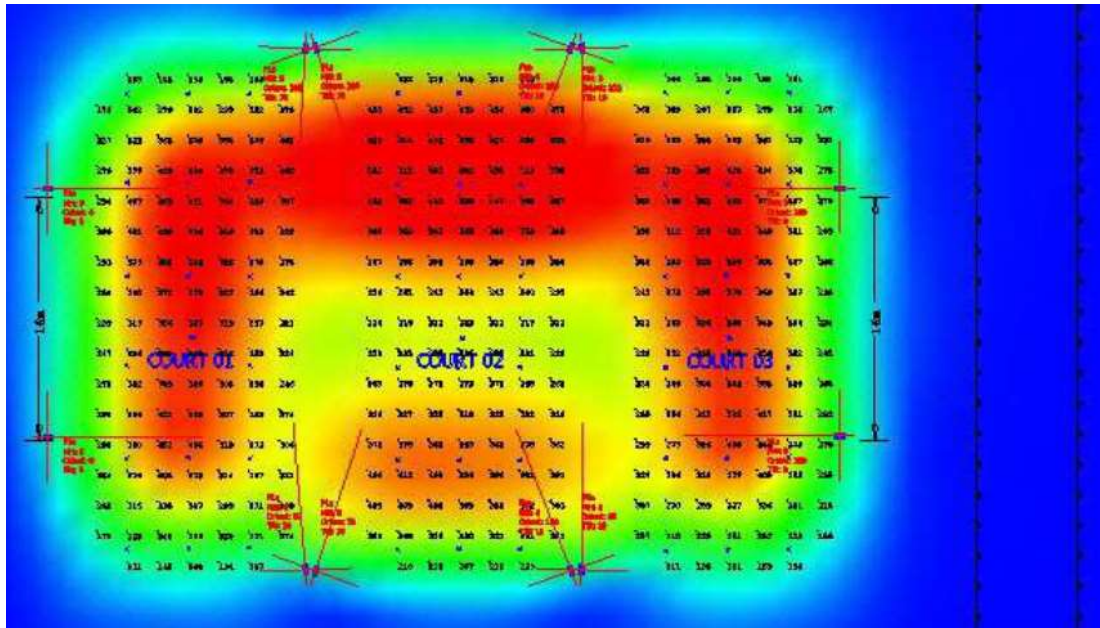
We refer to the amended plans for the proposed development application and our previous submissions dated 5th July 2023 and 16th October 2023.

We have reviewed the amended plans and have the following comments:

1. Number and position of lights

The position and orientation of the proposed lights is different across various documents in the amended submission. In the amended DA Application Planning Report, Dec 2023 produced by Du Plessis, the Shine-On Obtrusive Light Report includes two drawing of the 12 light locations. Below are extracts from the two Shine-On drawings (both with same drawing number SO-01, Revision B).





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23 January 2024